067.0	0005	0005.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	607,700	/	607,700
USE VALUE:	607,700	/	607,700
ASSESSED:	607,700	/	607,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
123		SUMMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BRUNEAU KAREN A
Owner 2:	
Owner 3:	
Street 1:	123 SUMMER STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PETERS LYNNE M -
Owner 2:	-
Street 1:	123 SUMMER STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,491 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1938, having primarily Clapboard Exterior and 1171 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8491.000	179,500	3,100	425,100	607,700
Total Card	0.195	179,500	3,100	425,100	607,700
Total Parcel	0.195	179,500	3,100	425,100	607,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 518.96 | /Parcel: 518.9

Legal Description

User Acct 43125

GIS Ref

GIS Ref

Insp Date 10/02/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 067.0-0005-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	179,500	3100	8,491.	425,100	607,700	607,700	Year End Roll	12/18/2019
2019	101	FV	162,200	3100	8,491.	425,100	590,400	590,400	Year End Roll	1/3/2019
2018	101	FV	160,000	3100	9,338.	296,200	459,300	459,300	Year End Roll	12/20/2017
2017	101	FV	160,000	3100	9,338.	283,600	446,700	446,700	Year End Roll	1/3/2017
2016	101	FV	160,000	3100	9,338.	258,400	421,500	421,500	Year End	1/4/2016
2015	101	FV	159,200	3100	9,338.	207,900	370,200	370,200	Year End Roll	12/11/2014
2014	101	FV	159,200	3100	9,338.	185,900	348,200	348,200	Year End Roll	12/16/2013
2013	101	FV	159,200	3100	9,338.	176,400	338,700	338,700		12/13/2012

!5753!

PRINT

Date	Time
12/10/20	20:35:48

LAST REV

Date	Time
10/09/18	10:35:42

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5753

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PETERS LYNNE M	61490-498		3/28/2013		404,000	No	No		
PETERS DONALD J	39691-257		6/26/2003	Family	1	No	No		
GRACE KATHLEEN/	23977-324		12/1/1993		137,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/2/2015	1478	Manual	6,150					
5/7/2002	329	Alterati	1,500	C				REPLACE CELLAR STA
3/3/1997	87	Manual	2,000					SIDING-CLAPBOARD

ACTIVITY INFORMATION

Date	Result	By	Name
10/2/2018	Meas/Inspect	CC	Chris C
4/4/2018	Info Fm DEED	DGM	D Mann
2/13/2009	Meas/Inspect	163	PATRIOT
11/6/1999	Inspected	266	PATRIOT
10/6/1999	Measured	163	PATRIOT
7/29/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	43125
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8491		Sq. Ft.	Site		0	70.	0.72	11			Med. Tr	-10					425,079						425,100	

Total AC/HA:	0.19493	Total SF/SM:	8491	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	425,079	Spl Credit		Total:	425,100				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1938	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	126.955
Other Features:	68000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	243913
Depreciation:	64393
Depreciated Total:	179520

COMMENTS

PARTIAL BMT 40%. bk 61490 pg 498 and plan 1640 of 2005 land = 8491.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

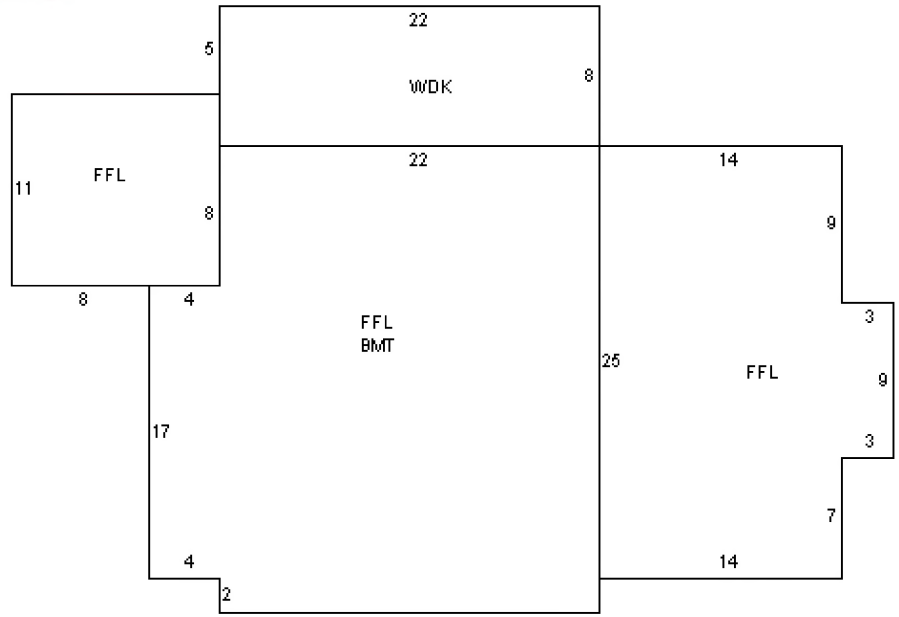
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	126.95
Special Features:	0	Val/Su Net:	89.35
Final Total:	179500	Val/Su SzAd	153.29

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,171	126.950	148,664
BMT	Basement	662	38.090	25,213
WDK	Deck	176	11.560	2,035

Net Sketched Area:	2,009			Total:	175,912
Size Ad	1171	Gross Are	2009	FinArea	1171

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 067.0-0005-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	9X20	A	AV	1938	28.89	T	40	101			3,100			3,100

More:	N	Total Yard Items:	3,100	Total Special Featues:		Total:	3,100